

Historical Land Use Investigation
3419 West Forest Home Avenue
Milwaukee, Wisconsin

File: 510-25

Prepared by:



Department of City Development

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Mathew Reimer
Senior Environmental Project Coordinator



Samuel Schultz
Environmental Intern

A. Purpose

The purpose of this Historical Land Use Investigation (HLUI) of 3419 West Forest Home Avenue, Milwaukee, Wisconsin is to identify potential environmental conditions associated with the property prior to it being listed for sale. For brevity and convenience, this property will be referred to as the "project site" unless noted otherwise.

B. Brief Description

The project site is located in the City of Milwaukee on a block bound by W. Montana Street to the south, W. Forest Home Avenue to the north, S. 34th Street to the east, and S. 35th Street to the west. The project site is a two-story commercial building with second-story residential. **Figure 1** shows the general area including the project site, and **Figure 2** shows the project site dimensions. **Figure 3** shows a 2013 aerial photograph of the site.

The following table presents relevant information regarding the project site:

Address	Tax Key #	Building Size	Lot Size	Zoning*	Owner
3419 W. Forest Home Avenue	5100113000	n/a	5,441 ft ²	IO2	City of Milwaukee

*IO2 = Industrial Office District

C. Historical References

1. The Wright's City Directories (1935-1990) and the Polk's City Directories (1993-2012), reviewed in approximately five year increments indicate the following information for the project site:

Date(s)	Occupancy
1935-2010	Tavern
1940-2010	Residential
2005-2010	Restaurant

2. Select Department of Neighborhood Services (DNS) records indicate the following information regarding the project site:

Date	Comments
10/16/1934	Application for Permit to Occupy: Tavern Formerly: Tavern
12/15/1936	Application for Permit: Wreck garage and shop
9/13/1948	Application for Permit to Construct an Accessory Building: Back garage
4/20/1950	Application for Permit: Tavern
6/1/1950	Application for Permit: Install gas burner
9/11/1952	Application for Permit to Alter and/or Remodel an Existing Building: Tavern and one-family to tavern and two-family
9/9/1960	Application for Permit: Cut-in side entry door to tavern
10/14/1965	Application for Permit to Construct a New Building, Addition, or Alter Existing Building: Addition to tavern for dining purposes
12/14/1965	Application for Permit: Install gas fired heating
3/6/1968	Application for Permit: Lower ceiling in tavern area
4/26/1968	Application for Permit: Repair fire damage
5/23/1969	Application for Permit: Raze one-story garage

DNS Records (Cont.)

Date	Comments
5/29/1974	Application for Permit: "Remove interior garage wall and close up garage door with concrete block panel wall."
11/3/1982	Application for Permit: "Repair damage due to fire including dry wall, structure, painting, paneling, and suspending ceiling."
5/23/1988	Application for Occupancy Certificate: Tavern and night club (continued legal nonconforming use) Formerly: Same
3/1/1998	Air Conditioning Permit: Restaurant
4/30/2003	Zoning Certificate: Tavern
8/19/2010	Code Enforcement: Replace defective ceiling tile. Replace missing ceiling tile. Repair or replace defective window sills (Re-attach aluminum trim at window sill at 2nd floor window facing W. Forest Home Ave.). Repair or replace defective exterior door (Front door to commercial space on W. Forest Home defective, rusting.).
6/15/2011	Occupancy Permit: Assembly hall
12/7/2011	Nuisance: Graffiti on the building
1/31/2013	Code Enforcement: Graffiti on the building
6/5/2013	Code Enforcement: EXTERIOR OF BUILDING IN DISREPAIR; Please do an overall exterior inspection of this Building. Is Vacant, used to be the Asian Moon Bar. There are broken windows, needs paint, as other things

D. Sanborn Maps

Sanborn Fire Insurance Maps indicate the following information regarding the project site:

1. A 1910 (*with updates through 1937*) Sanborn Fire Insurance Map shows the project site occupied by a two-and-a-half story store with a small one-story addition on the northern portion of the property. The map shows the surrounding area occupied primarily by industrial uses, including a filling station with three labeled gasoline tanks immediately west of the project site (**Figure 4**).
2. A 1910 (*with updates through 1951*) Sanborn Fire Insurance Map shows the project site occupied by a two-and-a-half story store. The map also shows a one-story auto garage on the project site fronting the alley. The gas station to the west of the project site no longer appears. The map shows W. Forest Home Avenue widened from the 1937 Map. A similar two-and-a-half-story store as in the 1937 map appears on the resized site. The map shows the surrounding area occupied primarily by industrial uses, including a welding workshop immediately south of the project site (**Figure 5**).
3. A 1910 (*with updates through 1969*) Sanborn Fire Insurance Map shows the project site occupied by a two-and-a-half story store and a one-story auto garage. It shows the surrounding area occupied primarily by commercial industrial uses, including a junk yard south of the project site (**Figure 6**).

E. Environmental Records

1. The Wisconsin Department of Natural Resources (WDNR), Bureau of Remediation and Redevelopment Tracking System (BRRTS) does not include listings for the project site.

2. The Wisconsin Department of Agriculture, Trade & Consumer Protection (DATCP) online database does not include tank listings for the project site.
3. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the project site is not located in a floodplain.
4. According to the United States Fish and Wildlife Service's (USFWS) National Wetlands Inventory, wetlands are not identified within the project site.
5. According to the Southeastern Wisconsin Regional Planning Commission's (SEWRPC) Environmental Corridors Map, the project site is not located within an environmental corridor.

F. Project Site Inspection

City staff conducted a site inspection on March 10, 2015. They observed a two-story building, with a former first-floor bar and second-floor residence. Each floor contained some trash and junk. The basement contained a variety of old paint cans. The structure of the building appeared in good condition. **Attachment A** contains project site inspection pictures.

G. Findings and Conclusion

This Historic Land Use Investigation did not reveal potential environmental conditions. A Phase II Environmental Site Assessment (ESA) of 3419 W. Forest Home Avenue is not warranted at this time based on the available historic information.

MR/SS
City of Milwaukee
4/9/2015

S.E. ¼ SEC. 12, T. 6 N., R. 21 E.



FIGURE 2

Plat Map

3419 W. Forest Home Avenue, Milwaukee, WI

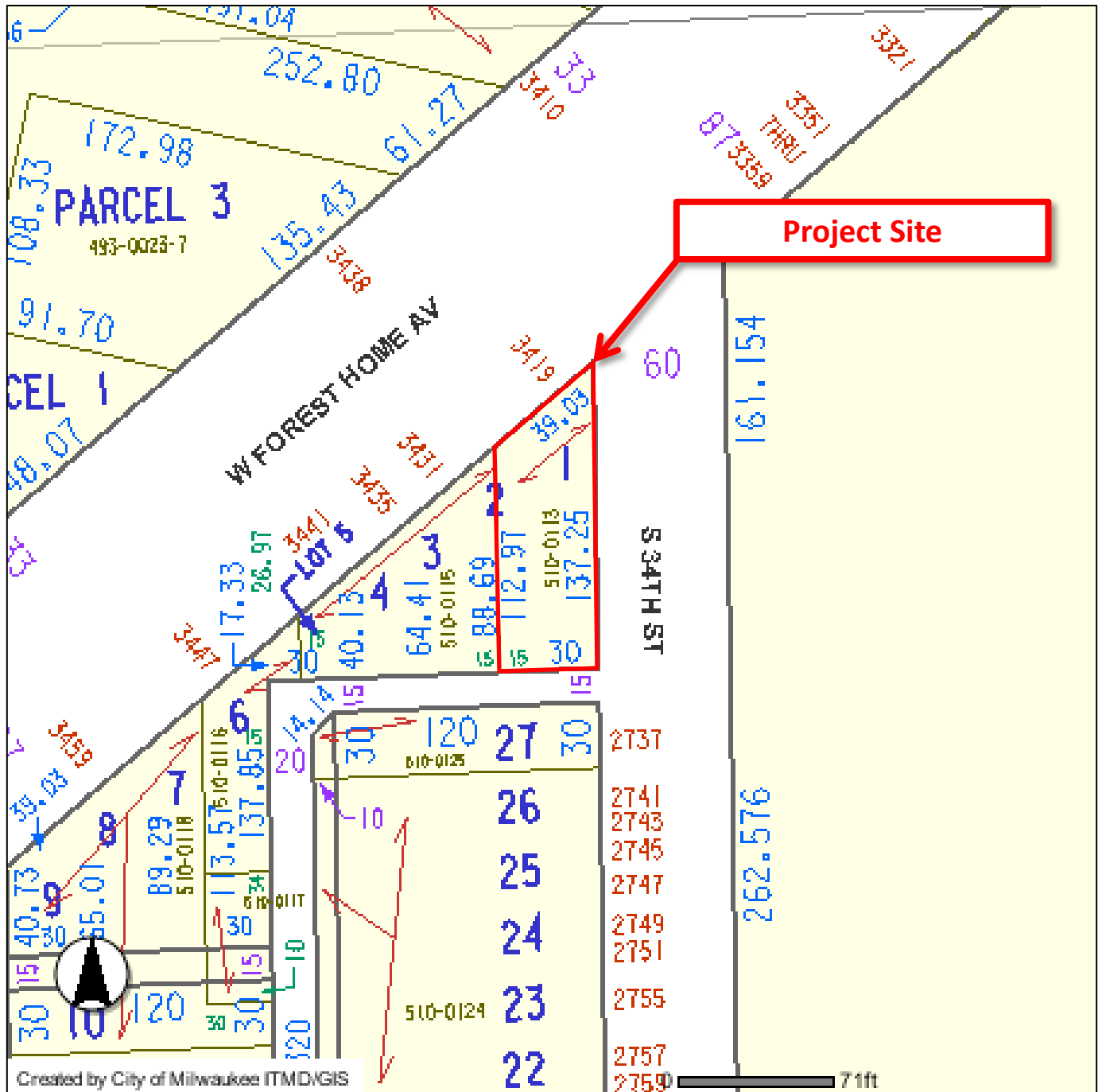


FIGURE 3

Aerial Photographs

3419 W. Forest Home Avenue, Milwaukee, WI

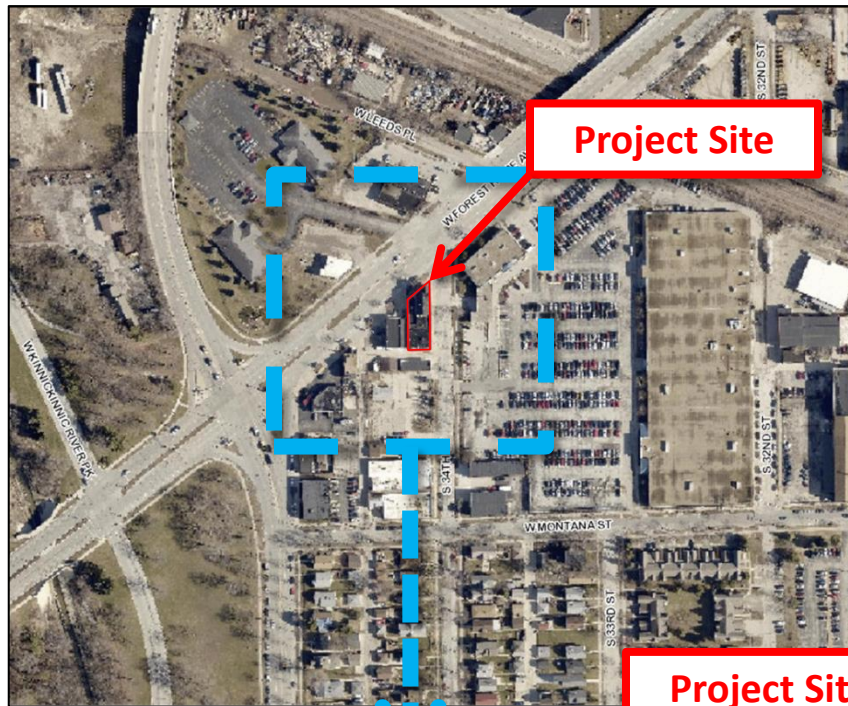


FIGURE 4

1937 Sanborn Fire Insurance Map
3419 W. Forest Home Avenue, Milwaukee, WI

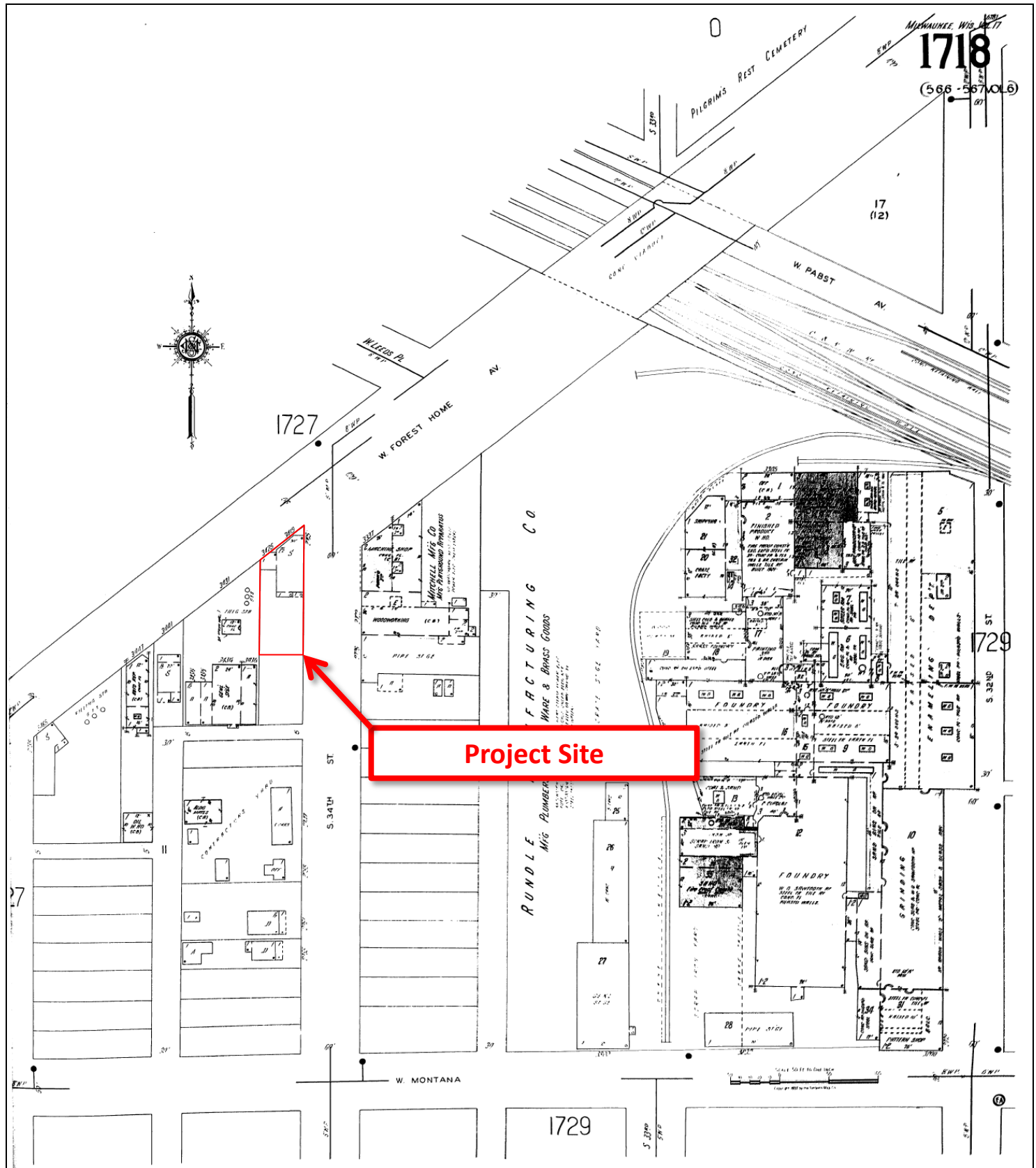


FIGURE 4

1951 Sanborn Fire Insurance Map
3419 W. Forest Home Avenue, Milwaukee, WI

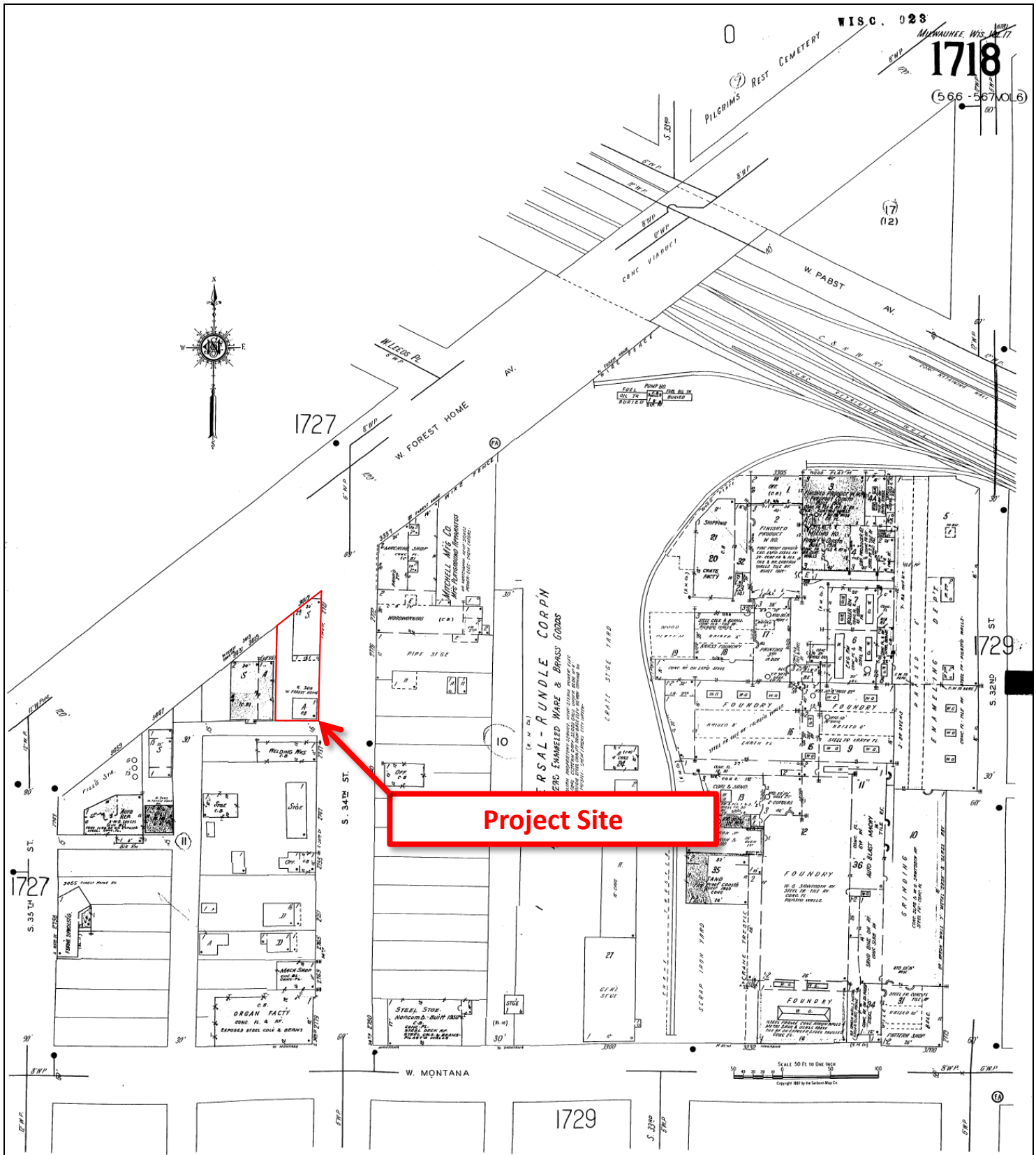
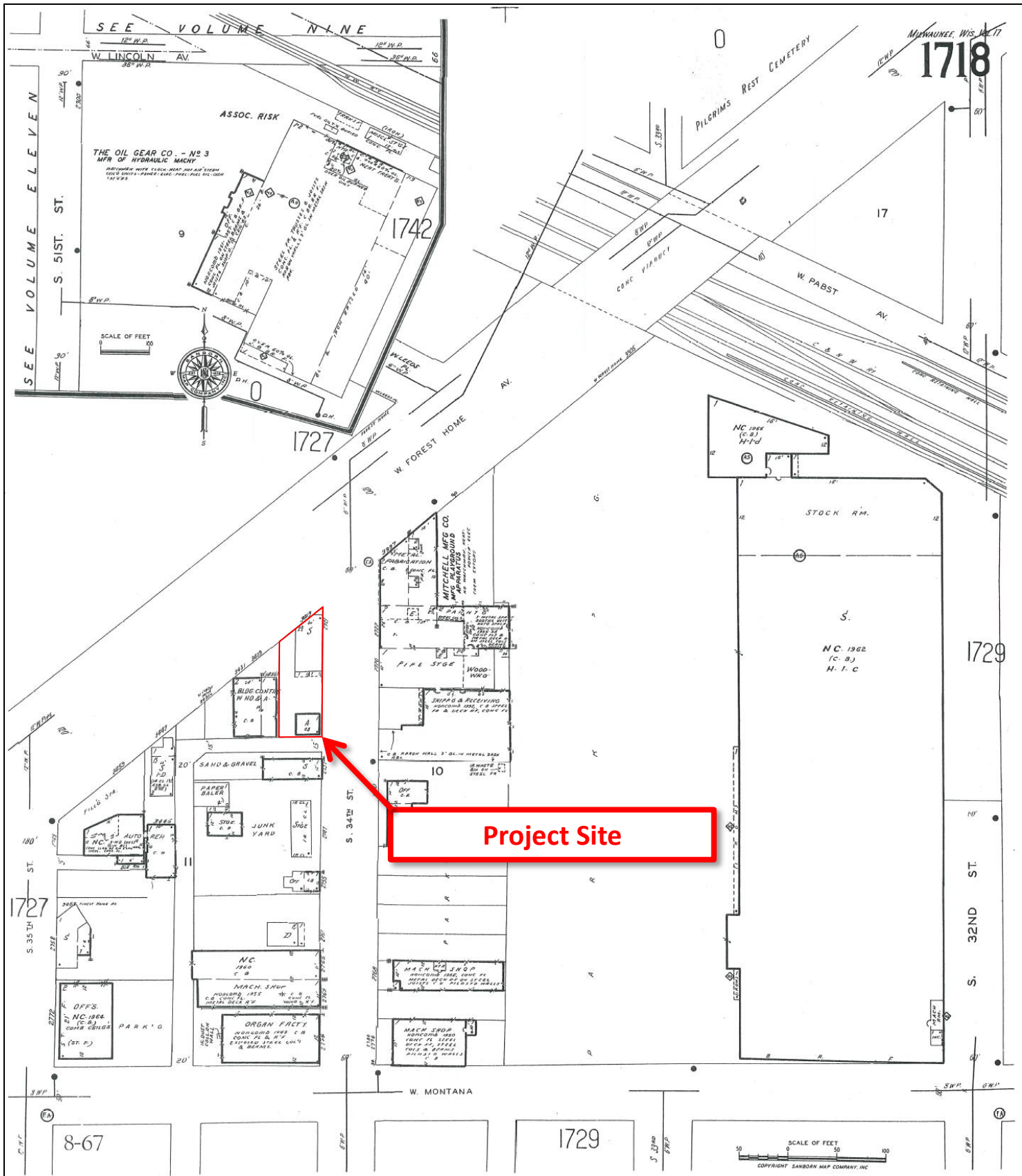


FIGURE 4

1969 Sanborn Fire Insurance Map
3419 W. Forest Home Avenue, Milwaukee, WI



ATTACHMENT A

Site Photographs

3419 W. Forest Home Avenue, Milwaukee, WI



Front view of project site facing south from W. Forest Home Avenue (3/9/2015)



First-floor view of project site (3/9/2015)

ATTACHMENT A

Site Photographs

3419 W. Forest Home Avenue, Milwaukee, WI



Basement view of project site (3/9/2015)



Basement view of project site (3/9/2015)

ATTACHMENT A
Site Photographs

3419 W. Forest Home Avenue, Milwaukee, WI



Second-floor view of project site (3/9/2015)



Attic view of project site (3/9/2015)